

# \$109,800 - 71, 3223 83 Street Nw, Calgary

MLS® #A2245921

**\$109,800**

3 Bedroom, 1.00 Bathroom, 1,139 sqft

Mobile on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

Back on market as the buyer failed to complete their two conditions. SELLER FINANCING AVAILABLE WITH\$70,000 DOWN for qualifying buyer! If you're searching for a place to truly call your own, look no further! This well-maintained, spacious mobile home has been lovingly cared for by its second owners. Along with the generous space inside the 14' x 64' home, you'll enjoy a finished and heated 9'x 26' bedroom addition, two large sheds(15'9" X 11'3"), a huge covered deck (26'.6" X 9'9) "with both stairs and ramp access and ample parking, plus your own private yard space. The home features 3 bedrooms, a 4-piece bathroom, a remodelled kitchen, and full wheelchair accessibility with wider hallways, doors, and ramps. When you enter the south end of the park, keep right (East) and follow Aspen Way all the way to the north and turn left onto Alder Way. #71 is on your right.

Built in 1982

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2245921  |
| Price          | \$109,800 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,139     |
| Acres          | 0.00      |



|            |                         |
|------------|-------------------------|
| Year Built | 1982                    |
| Type       | Mobile                  |
| Sub-Type   | Mobile                  |
| Style      | Single Wide Mobile Home |
| Status     | Active                  |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 71, 3223 83 Street Nw |
| Subdivision | Greenwood/Greenbriar  |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3B 5M9               |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | No Smoking Home, See Remarks                                             |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central, Natural Gas                                                     |

### Exterior

|            |                        |
|------------|------------------------|
| Roof       | Asphalt Shingle, Metal |
| Foundation | See Remarks            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 94               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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